



सत्यमेव जयते

The Gujarat Government Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

Vol. LXV]

FRIDAY, DECEMBER 20, 2024 / AGRAHAYANA 29, 1946

Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-C

**Statutory Rules and Orders (Other than those published in Parts I, I-A and I-L)
made by Statutory Authorities other than the Government of Gujarat
including those made by the Government of India, the High Courts, the
Director of Municipalities, the Commissioner of Police, the Director of
Prohibition and Excise, the District Magistrates and the Election
Commission, Election Tribunals, Returning Officers and other
authorities under the Election Commission.**

THE GUJARAT REAL ESTATE REGULATORY AUTHORITY

Dated the 13th December, 2024

THE GUJARAT REAL ESTATE REGULATORY AUTHORITY (GENERAL) (AMENDMENT) REGULATION, 2024

No.: GUJRERA 2024/Gen.Reg./Amdt-8. In exercise of the powers conferred on it by sub-section (1) and sub-section (2) of section 85 of the Real Estate (Regulation and Development) Act, 2016, the Gujarat Real Estate Regulatory Authority hereby amends the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017 as follows;

1. Short title and commencement. –
 - a. These Regulations may be called the Gujarat Real Estate Regulatory Authority (General) (Amendment) Regulations, 2024.
 - b. It shall come into force from Dt.01/01/2025.
2. In the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017 (hereinafter referred to as the “said regulations”), in regulation (3), the words, “Quarterly Project Progress Report” occurring after the words ‘Registration/Alteration/Extension’ shall be deleted.
3. In the said regulations, after regulation (4A) the following new regulation shall be inserted: - “(4AA) Quarterly Project Progress Report shall be submitted in Form 8 annexed with these regulations.”
4. In the said regulations, after Form 7, the following Form shall be inserted: -

FORM-8**(See Regulation 3)****(To be submitted for Quarterly Project Progress Report – Project wise)**

Date: __/__/____

Formats for Physical Progress of the project**A. Details of Project:-**

1	Project Type: - (પ્રોજેક્ટનો પ્રકાર) Residential Affordable Housing	Yes / No
2	Use: - (ઉપયોગ)	Residential / Commercial / Residential + Commercial (Mix) / Plotting
3	Number of Blocks / Buildings (કુલ બ્લોકની સંખ્યા)	Auto Fetch
4	Total Estimated cost of Project Rs. (કુલ અંદાજિત કિંમત)	Auto Fetch
5	End date of Project at the time of registration (રજીસ્ટ્રેશન સમયે જણાવેલ પ્રોજેક્ટ પૂર્ણ થવાની તારીખ)	Auto Fetch
6	End date of Project as per extension if any (જો, એક્સ્ટેન્શન મેળવેલ હોય તો તે મુજબ, પ્રોજેક્ટ પૂર્ણ થવાની તારીખ)	Auto Fetch

B. Details of All Blocks:-

Sr. No	Particular	Block-	Block-	Block-	Block-	Add for more Blocks as per registration given
1	Number of Total RCC Slabs including Basement (ભોયરા સહિત કુલ આર.સી.સી. સ્લેબની સંખ્યા)	Auto Fetch	Auto Fetch	Auto Fetch	Auto Fetch	
2	Number of Basements (કુલ ભોયરાની સંખ્યા)	Auto Fetch	Auto Fetch	Auto Fetch	Auto Fetch	
3	Number of Floors (કુલ માળની સંખ્યા)	Auto Fetch & editable	Auto Fetch & editable	Auto Fetch & editable	Auto Fetch & editable	
4	Number of Units (કુલ યુનીટની સંખ્યા)	Auto Fetch	Auto Fetch	Auto Fetch	Auto Fetch	
5	Number of Lifts (કુલ લીફ્ટની સંખ્યા)	Editable	Editable	Editable	Editable	
6	Number of Units Booked (કુલ બુક થયેલ યુનીટની સંખ્યા)	Editable	Editable	Editable	Editable	
7	Number of Garages Booked (કુલ બુક થયેલ ગેરેજની સંખ્યા)	Editable	Editable	Editable	Editable	

C. Schedule of Major Works: - For Block – (Separate information should be given for each Block) (Autofetch / Editable)

Sr. No	Particulars	Original Activity Start Date (At the time of registration)	Present Activity Start Date	Original Activity End Date (At the time of registration)	Present Activity End Date	Remarks
1	Excavation and Work up-to Plinth Level (Including basement if so)					
2	RCC work above plinth level up to terrace level					
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities					

Sr. No	Particulars	Original Activity Start Date (At the time of registration)	Present Activity Start Date	Original Activity End Date (At the time of registration)	Present Activity End Date	Remarks
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.					
5	All activities in common areas					

D. Details of Individual Blocks (Internal Works): - For Block – (Separate information should be given for each Block):-

Sr. No	Particular	% Work Done	
1	Excavation (ખોદાણ)	Auto Fetch & editable	
2	Work up-to Plinth Level (Including basement if so) (પ્લિંથ લેવલ સુધી પૂર્ણ થયેલ કામગીરી, જો ભોંયર હોય તો તે સહિત)	Auto Fetch & editable	
		Number of Completed work	% Work Done
3	Number of RCC slabs casted (Above Plinth Level) (ભરાયેલ આર.સી.સી. સ્લેબની સંખ્યા)	Editable	Auto Calculated $[(D3/(B1-B2))*100]$
4	Number of floors completed, Brick Masonry work & Internal Plaster (દિવાલોનું ચણતર તથા પ્લાસ્ટર પૂર્ણ થયેલ હો તેટલા માળની સંખ્યા)	Editable	Auto Calculated $[(D4/B3)*100]$
5	Number of floors to which completed number of Staircases, and entrance lobby/s at each Floor level connecting Staircases and Lifts (સીડી તથા એન્ટરન્સ લોબીની કામગીરી પૂર્ણ થયેલ હોય તેટલા માળની સંખ્યા)	Editable	Auto Calculated $[(D5/B3)*100]$
6	Number of Units within which flooring work of rooms completed (રુમોના ફ્લોરિંગની કામગીરી પૂર્ણ થયેલ હોય તેટલા યુનિટની સંખ્યા)	Editable	Auto Calculated $[(D6/B4)*100]$
7	Number of Units within which, all Toilets and Kitchen Flooring & Sanitary Fittings work completed (રસોડા તથા ટોયલેટના ફ્લોરિંગની કામગીરી પૂર્ણ થયેલ હોય તેટલા યુનિટની સંખ્યા) (લાગુ પડતું હોય ત્યાં)	Editable	Auto Calculated $[(D7/B4)*100]$
8	Number of Units within Doors, Windows, Electric work, Plumbing work and other finishing work completed (બારી, દરવાજા, ઇલેક્ટ્રીક ફીટિંગ, પ્લમ્બિંગ તથા અન્ય ફીનીશિંગની કામગીરી પૂર્ણ થયેલ હોય તેટલા યુનિટની સંખ્યા)	Editable	Auto Calculated $[(D8/B4)*100]$

E. Details of Individual Blocks (External Works): - For Block – (Separate information should be given for each Block):-

Sr. No	Particular	Proposed (Yes / No)	Remarks	% Work Done
1	External Plumbing Work	Yes / No		
2	External Plaster & Elevation work	Yes / No		
3	Parapet wall, Flooring and Waterproofing work on Terrace	Yes / No		
4	Number of Lift Installed	Yes / No		

F. Development in Common Area:-

Sr. No	Particular	Proposed (Yes / No)	% Work Done	Remarks
1	Street Lighting & Electrical fittings to Common Areas,	Yes / No		
2	Compound Wall	Yes / No		
3	Plinth protection, paving of areas appurtenant to Building/Wing, Margin area etc.	Yes / No		
4	Overhead and Underground Water Tanks	Yes / No		
5	Internal Water supply Network	Yes / No		
6	Internal Sewerage (chamber, lines, Septic Tank, STP) Network	Yes / No		
7	Storm Water Drains	Yes / No		
8	Internal Roads and Footpaths	Yes / No		
9	Landscaping & Tree Planting	Yes / No		
10	other requirements as may be required to Obtain Occupation/Completion Certificate	Yes / No		

- Note:**
1. Details Auto Fetch from / w.r.t. data given at the time of Registration/ Alteration / Extension / previous QPR, whatever is the latest submission
 2. Room word includes such premises of residential / commercial units
 3. Data should be entered cumulative in each QPR
 4. In table “B (Details of All Blocks)”, all the details to be entered at once. Then in the next quarter, the details to be auto fetch from the previous submitted QPR.
 5. Auto calculation; eg. (D4/B3)*100 means “Sr.n. 4 of Table D/ Sr.n.3 of Table B” in percentage

G. Details of Documents to be upload with each QPR:-

Sr. No.	Particular				Photograph
1	Photograph of each block showing external development of the whole block from outside. દરેક બ્લોક્નો બહારથી લીધેલ ફોટોગ્રાફ (સંપૂર્ણ બ્લોક દેખાય તે રીતે)	Block			Upload (only 1 photo per block)
2	Photograph/s of each block showing flooring of Rooms and Toilet from inside. (Please mention which floor and Unit at which latest work completed for photograph) દરેક બ્લોક્ની અંદરના ભાગનો ફોટોગ્રાફ (રુમ તથા ટોયલેટનું ફ્લોરિંગ દેખાય તે રીતે) (તાજેતરમાં જ્યાં કામગીરી પૂર્ણ થયેલ હોય તે માળ તથા યુનીટ નંબરનો ઉલ્લેખ કરવો)	Block No	Floor No	Unit Number	Upload (only 1 photo per block)
3	Photograph/s of each block showing Walls of Rooms, Doors and windows from inside. (Please mention which floor and Unit at which latest work completed for photograph) દરેક બ્લોક્ની અંદરના ભાગનો ફોટોગ્રાફ (રુમની અંદરથી, બારી-બારણા દેખાય તે રીતે) (તાજેતરમાં જ્યાં કામગીરી પૂર્ણ થયેલ હોય તે માળ તથા યુનીટ નંબરનો ઉલ્લેખ કરવો)	Block No	Floor No	Unit Number	Upload (only 1 photo per block)

Sr. No.	Particular		Photograph
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	Block No	Upload (only 1 photo per block)
	દરેક બ્લોકના ધાબાનો ફોટોગ્રાફ (ધાબાનું ફ્લોરીંગ તથા ઓવરહેડ પાણીની ટાંકી દેખાય તે રીતે)		
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.		Upload
	પ્રોજેક્ટના કોમન વિસ્તારનો ફોટોગ્રાફ (પાર્કિંગ વિસ્તાર તથા આજુબાજુનું ફ્લોરીંગ દેખાય તે રીતે)		
6	Copies of Approvals taken during the current quarter.		Upload
	તાજેતરના ત્રિમાસીક સમયગાળામાં મેળવેલ મંજૂરીઓની નકલ.		

H. Details regarding Garage and Parking in respect of the entire registered phase:-

Details	Proposed total number	Total Area (Sq Mtrs)	Percentage of Work Done
Garage			
Covered Parking			
Open Parking			

I. Application of Fund:-

Sr. No.	Particulars	Estimated Cost at the time of Registration/ Alteration (a)	Incurred and Paid till Last QPR (Cumulative) (b)	Incurred and Paid till this QPR (Cumulative) (C)	Expenditure incurred and paid in this QPR (d) (c-b)
1	Land Cost (Sr no 1(i) to (iv) of Form-3)	xx (Auto fetch)	xx (Auto fetch)	xx	xx (Auto Calculate)
2	Development Cost (Sr no 1(ii))	xx (Auto fetch)	xx (Auto fetch)	xx	xx (Auto Calculate)
3	Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3)	xx (Auto fetch)	xx (Auto fetch)	xx	xx (Auto Calculate)
Total Cost (Sr no 1+2+3)		xxx	xxx	xxx	xxx

Note: 1. In table “I (Application of Fund)”, Sr. no-3, all the details to be entered for the first time only. Then in the next quarter, the details to be autofetch from the previous submitted QPR.

J. Sources of Fund:-

Sr No.	Particulars	Estimated amount at the time of Registration/Alteration	Estimated (As on date of Last QPR)	Actual (As on date of this QPR)
1	Own Funds	xx (Auto fetch)	xx	xx
2	Total Borrowed Fund (Secured)	xx (Auto fetch)	xx	xx
3	Total Borrowed Fund (Unsecured)	xx (Auto fetch)	xx	xx
4	Customer Receipts Used for the Project	xx (Auto fetch)	xx	xx
Total Funds for the Project		xxx	xxx	xxx

Note: 1. In table J, column 3, For projects having estimated cost less than 25 Crore, all the details to be entered for the first time only. Then in the next quarter, the details to be autofetch from the previous submitted QPR.
2. In table J, column 3, For projects having estimated cost more than 25 Crore, all the details to be auto fetch from Means Of Finance.

K. Block Summary:-

Type of Inventory	Number	Booked	Unbooked	Total Carpet area Booked	Total Carpet area Unbooked	Unit Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked

L. Booking Form:-

BLOCK NAME	FLAT/ BUNGLOW/ OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY & AREA OF EXCLUSIVE OPEN TERRACE	STATUS	UNIT AMOUNT	RECEIVED AMOUNT

DATE OF AGREEMENT OF SALE (DD-MM-YYYY)	ENCUMBRANCE STATUS	ALLOTTEE NAME	TYPE OF KYC	KYC ID	MOBILE NUMBER	REDEVELOPMENT (YES/NO)

(Sd/-) Illigible,

Chairperson

Gujrat Real Estate Regulatory Authority

Gandhinagar.

